

BRUNTON

RESIDENTIAL



RED KITE DRIVE, KENTON BANK FOOT, NE13

£294,950

BRUNTON

RESIDENTIAL





BRUNTON

RESIDENTIAL



BRUNTON

RESIDENTIAL



THREE BEDROOM | SEMI-DETACHED | OFF-STREET PARKING

Brunton Residential is proud to present this three-bedroom, semi-detached home on Red Kite Drive in Kenton Bank Foot.

The property boasts three well-proportioned bedrooms, with the principal bedroom benefiting from an en-suite. The home also features a spacious lounge with dual-aspect windows, a well-equipped kitchen/diner, and a lovely, enclosed rear garden.

Situated in a peaceful residential area, the property is conveniently located close to Bank Foot Metro Station, the popular Twin Farms pub and restaurant, and the Kingston Park retail area.

BRUNTON

RESIDENTIAL



BRUNTON

RESIDENTIAL

Upon entering the property, the entrance hall provides access to the main living areas, with stairs leading to the first floor. To the right is a full-depth fitted kitchen/dining area featuring dual-aspect windows, creating a bright and inviting space. The kitchen is well-equipped with integrated appliances. To the left of the entrance hall is a full-depth lounge, complete with a window overlooking the front and French doors opening onto the rear garden. The ground floor is further complemented by a WC and a useful storage cupboard.

The first-floor landing leads to three well-proportioned bedrooms, with the principal bedroom benefiting from an en-suite shower room. A family bathroom serves the remaining bedrooms.

Externally, the rear garden is well-maintained, offering a combination of paved and lawned areas, along with a shed for additional storage. The garden is fully enclosed, providing privacy. A driveway at the front of the property offers convenient off-street parking.



BRUNTON

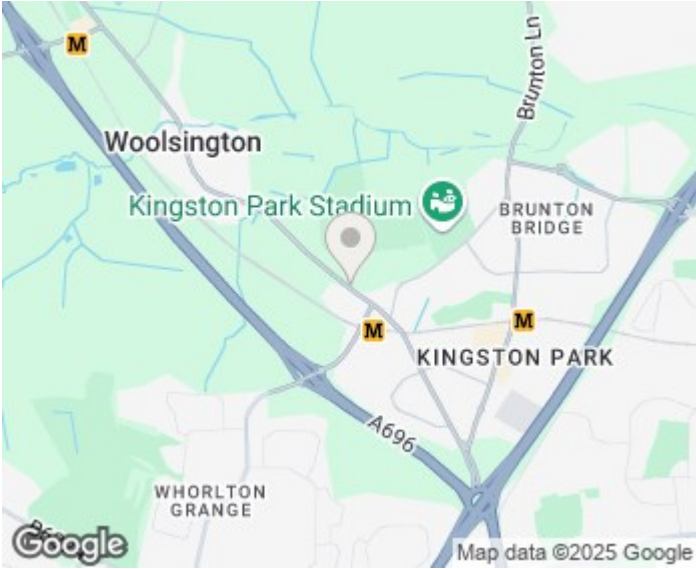
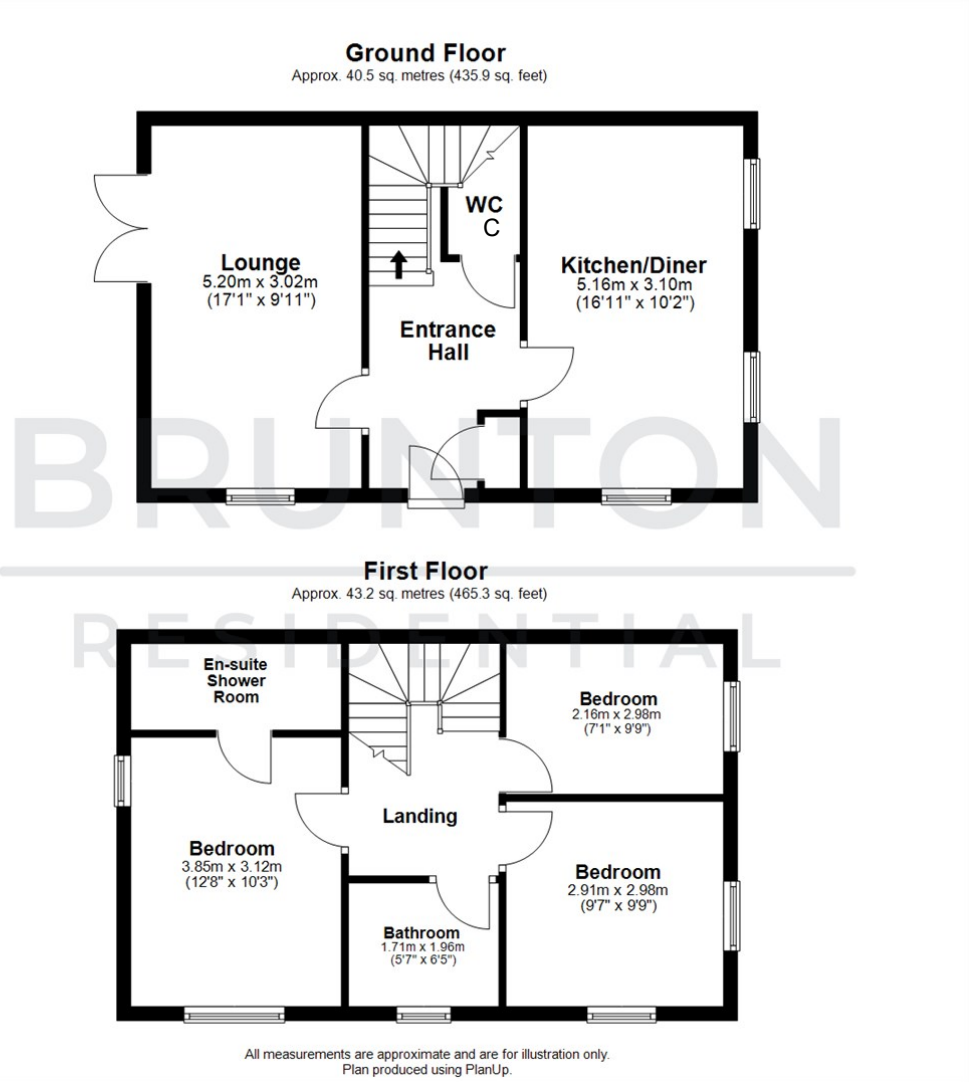
RESIDENTIAL

TENURE : Freehold

LOCAL AUTHORITY : Newcastle City Council

COUNCIL TAX BAND : C

EPC RATING : B



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		96	(92 plus) A		
(81-91) B	84		(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	